Verified RealEstate™

REFERENCE
01/2024

ISSUED
20 February 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

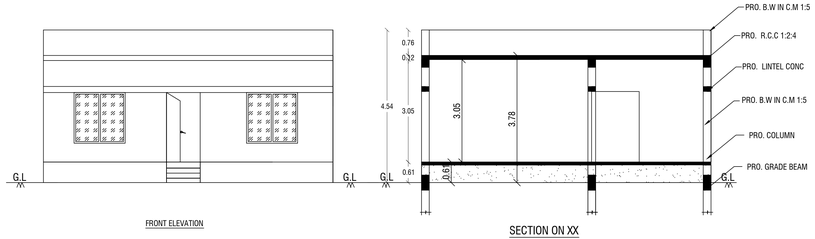
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

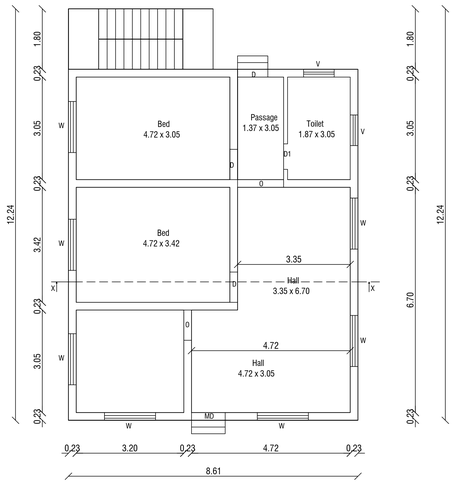
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE (GROUND FLOOR) ON SURVEY NO:9/3A PART(5.65 CENT) AT POTTALURANI VILLAGE OF ELLAINAYAKKANPATTI PANCHAYAT,KARUNGULAM UNION,SRIVAIKUNDAM TALUK,THOOTHUKUDI DISTRICT.

Applicant Name : Mr.S.KAILASAM,S/O.Mr.SUBBIAH PILLAI

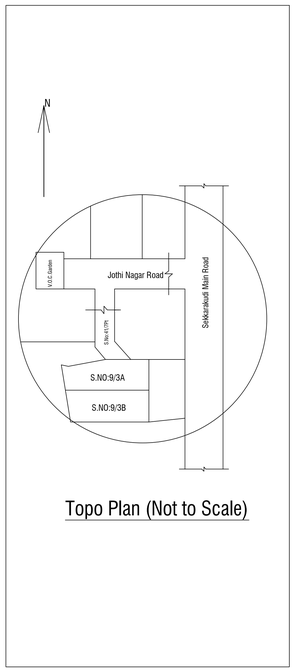


FRONT ELEVATION

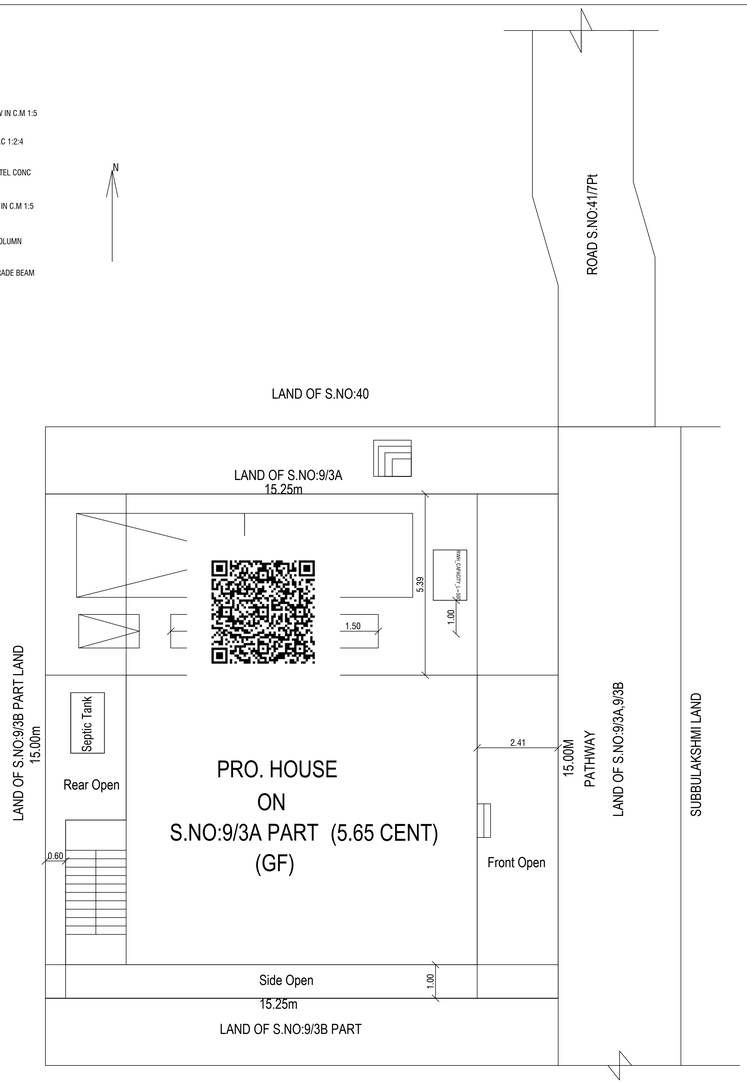
SECTION ON XX



PRO. GROUND FLOOR PLAN

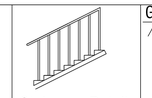


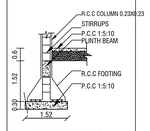
Topo Plan (Not to Scale)



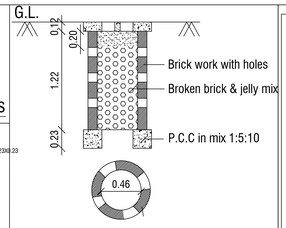
Site Plan (Scale 1:100)

Staircase Details





COLOUMN DETAILS



PERCOLATION PIT FOR 30 Sq. m.

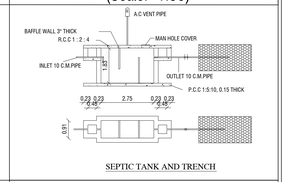
(Scale:- 1:50)

PLOT COVERAGE

G.F / Site Area

97.63 / 228.75 = 0.43

= 43 %



SEPTIC TANK AND TRENCH

FLOOR AREA RATIO

G.F / Site Area

97.63 / 228.75 = 0.43

0.43 < 2.00

PARKING CALCULATION:

1st 74.99 Sq.Mt Of Floor Area = 1 Two Wheeler
Total Floor Area = 97.63 Sq.Mt

Total Buildup Area =(Upto 150 Sq.mt=1 Car Space)
= 1Car Space

Hence Ok

Description	Required	Available	Remarks
Front Setback	1.50 m	5.92m	OK
Side Setback (Left)	1.00m	4.11m	OK
Side Setback (Right)	1.00m	2.90m	OK
Rear Setback	NIL	2.00m	OK
Two Wheeler	NIL	2	OK
FSI	2.00	0.23	OK

APPLICANT

Applicant Name : Mr.S.KAILASAM

JOINERY

MD	DOOR	1.00 X 2.10	W	Window	1.52 X 1.52
D1	DOOR	0.90 X 2.10	KW	Window	1.52 X 1.22
D2	DOOR	0.75 X 1.80	V	OPENING	0.91 X 2.10
O	OPEN	0.90 X 2.10	FW	Window	1.52 X 1.83

	AREA DETAILS	SQ.M	SQ.FT
	SITE AREA OF 5.65 CENT	228.75	2462.27
	PRO. GROUND FLOOR	97.63	1050.89
	OPEN SPACE	131.12	1679.63
	ROAD		

◯ RAIN WATER COLLECTING TANK IS TO BE PROVIDED
waste water to be garden

ALL DIMENSION ARE IN METRE

ENGINEER

Er. S. MARISHWARAN B.E.,
Registered Engineer
Reg No. KGLM/2022/07
3/28, Krishnan Kovil Street
Karungulam - 628 615
Cell: 96423 37858

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.